



**CITY OF SUNNYVALE
REPORT
Planning Commission**

July 24, 2006

SUBJECT: **2006-0589** - Application for a Design Review on a vacant 6,905 square foot lot for a 2-story home resulting a 48.6% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **1301 Pauline Drive** (near Fremont Avenue) in an R-0 (Low Density Residential) Zoning District. (APN:309-07-042)

REPORT IN BRIEF

Existing Site Conditions Corner vacant lot

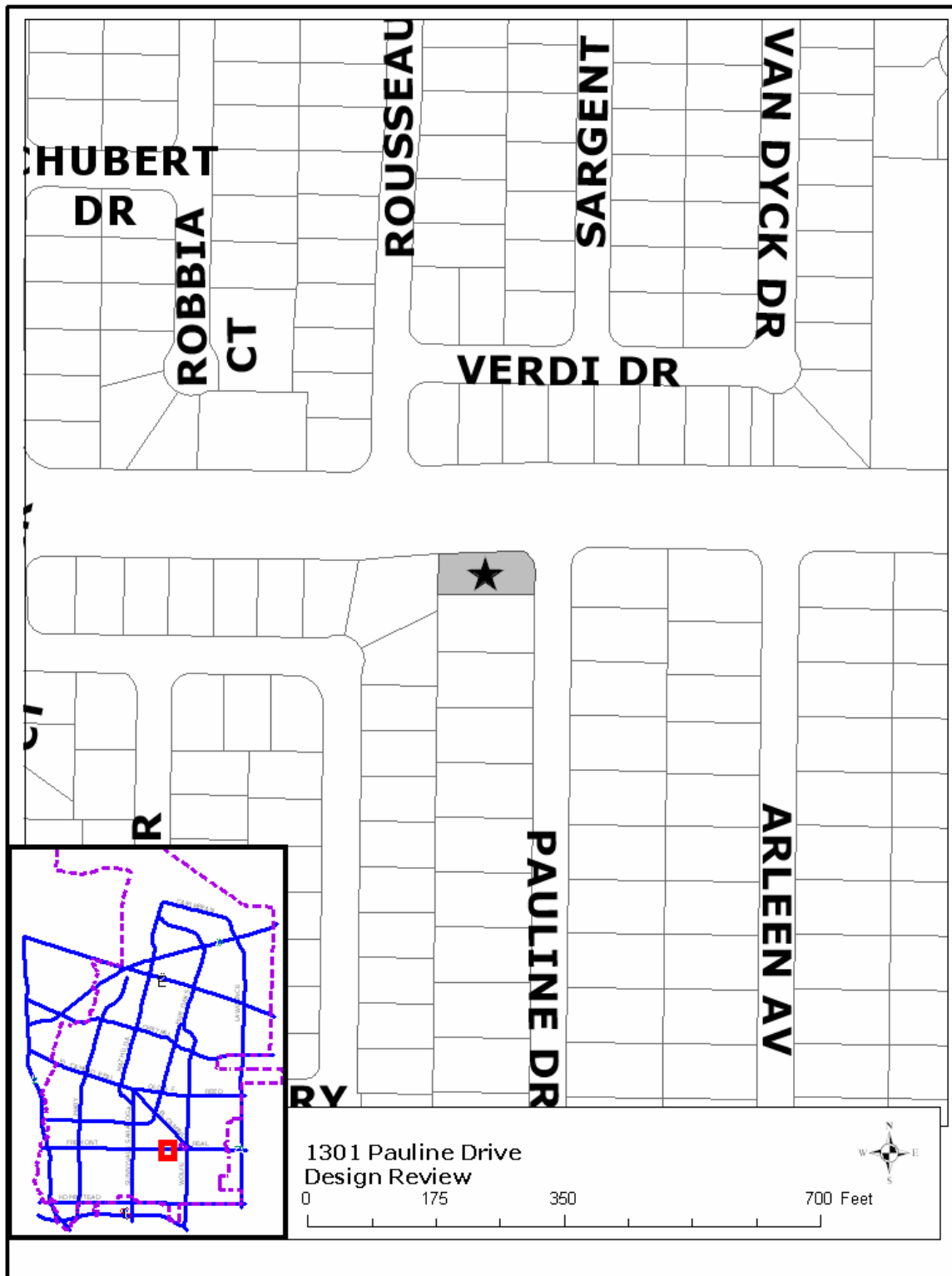
Surrounding Land Uses

North	Single family residential across Fremont Avenue
South	Single family residential
East	Single family residential
West	Single family residential

Issues Architectural compatibility with neighborhood

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,905	Same	6,000 min.
Gross Floor Area (s.f.)	N/A	3,353	No max.
Lot Coverage (%)	N/A	27%	40% max.
Floor Area Ratio (FAR)	N/A	48.6	45 max. without PC review
No. of Units	N/A	1	1 max.
Building Height (ft.)	N/A	27'8"	30 max.
No. of Stories	N/A	2	2 max.
Setbacks (First/Second Facing Property)			
Front	N/A	23/26'9"	20/25 min.
Left Side	N/A	4'6"/8'	4'/7' min.
Right Side	N/A	11'6"/12'7"	9'/12' min.
Rear	N/A	52'2"	20 min.
Parking			
Total Spaces	N/A	4	4 min.
Stormwater	N/A	N/A	Site is under 10,000. Stormwater measures not required

ANALYSIS**Description of Proposed Project**

The applicant proposes to develop a two-story home on an existing vacant lot. The proposed structure exceeds a Floor Area Ratio (FAR) of 45%; therefore, the Municipal Code requires that the Design Review for this structure be considered by the Planning Commission.

Background

Previous Actions on the Site: The project site is a new parcel created by a lot split in 2004. Subsequent to creation of the new lot, staff approved a single-story home with an FAR of 44.6% for the site. That home was never constructed.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions includediscuss .

Design Review

Detailed Description of Use: The applicant proposes to develop a Mediterranean style home at the southwest corner of Pauline Drive and Fremont Avenue. The home would be two stories with a two-car attached garage located in the front of the home. The proposed height would be 27'8" where a maximum of 30' is allowed. As proposed, the home meets or exceeds all municipal code development standards for setbacks for both the first and second stories. The submitted floor plan indicates a total of four bedrooms (one labeled as a studio) and a den that could be converted to a fifth bedroom. The proposal is unusual in that all common living areas such as the kitchen, den, dining room, family room and living room are proposed to be on the second story. The garage and additional bedrooms are on the ground floor.

Neighborhood Character: The project neighborhood, consisting of Pauline Drive, Arleen Avenue and Lillian Avenue, is a former County pocket with a distinctive character established by having no sidewalks. The original homes in the area were relatively small, and many of them had simple architectural forms. Some were true ranch style. The area shows evidence of reinvestment, but it is not necessarily transitioning to a large home neighborhood although many of the lots in the neighborhood exceed 9,100 square feet. The existing neighborhood architecture is truly eclectic.

On Pauline Drive most homes are still one story, although approximately five of the one-story homes have had major façade upgrades and remodeling. Arleen Avenue has two two-story homes that were remodeled in the 1990s. Both homes appear to be under 2,500 square feet. On Lillian Avenue there are three existing two-story remodeled homes and one new home under construction at 1345 Lillian Avenue that is 4,046 square feet at a FAR of 43% that was approved by staff in 2005.

The project site is a recently created 6,905 square foot lot (that is net lot area after dedication -7,032 gross lot area) that is on the corner and functions as

one of six corner sentinel properties entering the neighborhood. The remaining corner lots on Fremont Avenue at Pauline, Arleen, and Lillian range in size from 9,195 to 11,456. None can be further subdivided. Future new homes built with a 45% FAR on these other corner lots could range in size from approximately 4,100 square feet to 5,100 square feet in floor area.

Site Layout: The project site is a corner lot located at the southwest corner of the intersection of Pauline Drive and Fremont Avenue. The front of the home is proposed to face east onto Pauline Drive which is by definition the front of the lot. The garage and driveway would take access from Pauline Drive. The home is situated towards the front of the lot retaining a large 52' rear yard setback.

Stormwater Management: The project site does not meet the minimum 10,000 square foot size requirement to impose stormwater measures. As a condition of approval, staff has included that final grading and site development plans indicate areas where stormwater best management practices could be used.

Easements and Undergrounding: Standard right-of-way easements were recorded with the previously approved parcel map in 2004. Sidewalks are required to be constructed along the Fremont Avenue and Pauline Drive frontages. The previous owner executed an agreement and declaration for completion of undergrounding utility work in July 2005. The agreement was recorded against the property and is in effect.

Architecture: The proposed architecture is Mediterranean with a simple material palette including stucco-finished exterior walls and a terra cotta colored tile roof. The exterior elevations are punctuated consistently with arched, multi-paned windows and arched doorway details. The exterior front door entry area is covered with a single-story roof element. Simple, stuccoed pillar details flank the front doorway and garage. Molding provides a wainscoting detail that accents the front elevation on the first floor level.

As originally proposed, the applicant requested a building height of 29'8". This was due to proposed interior ceiling heights of 12 feet on the second story where the living areas are proposed and of 9 feet on the first floor. Staff believed that these elements led to a top-heavy unbalanced exterior appearance although they made the interior grand. In response to staff's comments, the applicant has lowered the second-story ceiling height to 10 feet. This has resulted in a more balanced structure architecturally. Staff is recommending a condition of approval to lower both the first and second-story ceiling heights to 9 feet in order to bring the project closer to building heights of other two story homes in the area. This would result in a total height closer to 26.5 feet.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques	Comments
<i>Design entries to be in scale and character with the neighborhood.</i>	The neighborhood is predominately single-story with a few interspersed two-story home. The proposed entry is designed as a single-story element.
<i>Second floor ceiling heights should be minimized. If interior ceiling heights in excess of eight or nine feet are desired, they should be achieved thorough the use of cathedral ceilings rather than increased wall height.</i>	Staff has provided a condition of approval requiring that the ceiling heights be lowered to a maximum nine feet.
<i>Avoid too many visually competing building elements on front facades (e.g. bold entry, projecting garage and living room bay window crate an overly complex façade).</i>	The applicant has not overly complicated the front façade. Window elements are harmonious and the front entry is kept at a one-story level without extra ornamentation.
<i>The area of the second floor should not exceed the common standard of the neighborhood. For new second stories in a predominately one-story neighborhood, the second floor area should not exceed 35% of the first floor area (including the garage area).</i>	Although the surrounding neighborhood is predominately one story, a significantly reduced second story is not typical for the proposed Mediterranean style of the project. Staff has not included a condition to reduce the second story, but has included conditions to increase the second story setbacks for architectural interest.
<i>If a traditional second floor form is necessary, set the front, rear, and sides of the second floor back from the first floor walls. In general, it is best to set second floor areas back as far as possible from the front façade of the home (e.g. five feet or more). Side and rear façade setbacks of three to five feet are generally sufficient. Care should be given to avoiding second story bulk near the front of the home when similar bulk is absent from adjacent homes.</i>	The proposed second story is set back from the first story. Staff has included a condition of approval that the difference in the first and second story setback be a minimum of five feet over the garage. The second story side setback on the south meets the design guidelines. The second story setback on the north side has been conditioned by staff to be a minimum setback of three additional feet from the first story wall.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected. The applicant will be required to pay a traffic impact fee for one new single-family home. Park fees were paid at the time of the original lot split.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">Published in the <i>Sun</i> newspaperPosted on the siteFive notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">Posted on the City of Sunnyvale's WebsiteProvided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">Posted on the City's official notice bulletin boardCity of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings for the Design Review. Design Review Findings are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Design Review with conditions of approval provided by staff.
2. Approve the Design Review with modified conditions of approval.
3. Deny the Design Review.

Recommendation

Alternative 1

Prepared by:

Gerri Caruso
Project Planner

Approved by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home is oriented towards Pauline Drive per the neighborhood pattern.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the project would be reduced in bulk and height to be in better scale with other remodeled homes in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home has been designed to protect privacy for the one side neighbor to the south by utilizing only one, obscure-glass window on the south, second-story elevation. There is no solar impact on adjacent structures.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The garage is setback 23 feet .
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The site is a vacant lot and is currently not landscaped. There are no materials or trees to preserve.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The plans provided indicate quality materials and architectural details such as arched windows, a tile roof and a quality garage door.
<i>2.2.7 Preserve mature landscaping</i>	The site is a vacant lot and is currently not landscaped. There are no materials or trees to preserve.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- C. The Design Review approval shall expire if not exercised for a period of one year or more from the date of the final review hearing.
- D. To address storm water runoff pollution prevention requirements provide a landscape plan that indicates where stormwater best management practices will be utilized.
- E. First and second floor ceiling heights shall be no higher than 9 feet.
- F. Second story setbacks shall be increased to provide a minimum separation of five feet between the garage level wall and the second story. The second story wall on the north side shall have a minimum distance of three feet from the first story wall.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from the Department of Public Works for all proposed off-site improvements including encroachment permits.
- B. Connect to all City utilities.
- C. Construct all public improvements prior to occupancy.
- D. Maintain a 10-foot Public Utility Easement (P.U.E.) along Fremont Avenue and Pauline Drive.
- E. Provide sidewalks along Fremont Avenue and Pauline Drive per City standards.

3. FEES

- A. Pay Traffic Impact fee estimated at \$1,805.03, prior to issuance of a Building Permit. (SMC 3.50)

4. FENCES

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.
- B. Such fences may extend along side property lines, but do not extend beyond the front line of the main building on each lot.
- C. Chain link and barbed wire fences are not allowed in residential areas.
- D. Install and maintain a 6 foot solid wood fence, measured from the highest adjoining grade, of a design approved by the Director of Community Development along the north property line adjacent to Fremont Avenue. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed.
- E. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a "vision triangle" (For definition, refer to Vision Triangle brochure or SMC 19.12.040(16), SMC 19.12.050 (12))